

TYPES OF

DEV SF, MF, CAC, CLAC, LXMU, ECTC, INST,

ASMT#	APN	MAP#	LOT/PAR	ESTIMATED NEDU	TYPE OF DEV.	EST. TOTAL ASMT \$ AMT	TORREY HIGHLANDS OWNER NAME
1	306-010-22	FM 13978	LOT S	1	SF	\$56,145	MARK COLLINS SEPARATE PROPERTY TR
2	306-010-16			0	0	\$0	SDG&E
3	306-010-17-19	PM 11362	PAR 1-3	3	SF	\$168,435	MARK COLLINS SEPARATE PROPERTY TR
3	306-260-34	FM 13978	LOT 327	1	SF	\$56,145	MARK COLLINS SEPARATE PROPERTY TR
7	306-020-24&26			0	0	\$0	POWAY UNIFIED SCHOOL DISTRICT
8	306-020-31			0	0	\$0	CITY OF SAN DIEGO
12	306-021-15			108	SF	\$6,063,660	PARDEE CONSTRUCTION CO
12	306-021-15			21	MF	\$825,332	PARDEE CONSTRUCTION CO
13	306-021-16&21			0	0	\$0	POWAY UNIFIED SCHOOL DISTRICT
14	306-250-27			0.51	CAC	\$172,663	POWAY UNIFIED SCHOOL DISTRICT
17	306-031-18	FM 14383	LOTS 2-4	2	SF	\$112,290	TORREY BROOKE DEV
22	306-011-19	PM 14768	PAR 2	41	SF	\$2,301,945	BMR INVESTORS LTD
23	306-011-07	PM 6902	PAR 3	50	SF	\$2,807,250	PENASQUITOS WEST
25	306-011-32	PM 8133	PAR 2	44	SF	\$2,470,380	HORSESHOE INVESTORS LTD
26	306-011-29	PM 8133	PAR 1	78	SF	\$4,379,310	TR II LLC
27	306-011-31			0	0	\$0	POWAY UNIFIED SCHOOL DISTRICT
28	306-360-01-18	FM 14322	LOTS 1-18	18	SF	\$1,010,610	TH RESIDENTIAL LLC
28	306-360-37-51	FM 14322	LOTS 123-137	15	SF	\$842,175	TH RESIDENTIAL LLC
28	306-360-55&56	FM 14322	LOTS 141-142	2	SF	\$112,290	TH RESIDENTIAL LLC
28	306-361-07	FM 14322	LOT 41	1	SF	\$56,145	TH RESIDENTIAL LLC
28	306-362-41-44	FM 14322	LOTS 83-86	1	SF	\$56,145	TH RESIDENTIAL LLC
29	306-051-20	PM 18926	PAR B				WESTERN PACIFIC HOUSING-TORREY MEADOWS LLC
30	306-051-18	PM 18926	PAR 2	134	MF	\$5,266,401	WESTERN PACIFIC HOUSING-TORREY VILLAGE CTR LLC
30	306-051-21	PM 18926	PAR A				
30	306-051-22	PM 18926					
33	306-370-01	FM 14512	LOT 1	2.02	ECTC	\$610,161	KILROY REALTY LP
33	306-370-02	FM 14512	LOT 2	2.49	ECTC	\$752,130	KILROY REALTY LP
33	306-370-03	FM 14512	LOT 3	2.27	ECTC	\$685,676	KILROY REALTY LP
33	306-370-04	FM 14512	LOT 4	2.43	ECTC	\$734,006	KILROY REALTY LP
33	306-370-05	FM 14512	LOT 5	2.78	ECTC	\$839,727	KILROY REALTY LP
33	306-370-06	FM 14512	LOT 6	3.5	ECTC	\$1,057,210	KILROY REALTY LP
35	306-050-16			2.77	INST	\$233,282	ROMAN CATHOLIC BISHOP OF SD
35	306-050-18			2.78	INST	\$234,125	ROMAN CATHOLIC BISHOP OF SD
35	306-050-19			2.75	INST	\$231,598	ROMAN CATHOLIC BISHOP OF SD
35	306-050-28			2.79	INST	\$234,967	ROMAN CATHOLIC BISHOP OF SD
37	306-041-22			0	0	\$0	POWAY UNIFIED SCHOOL DISTRICT
38	306-042-16			42	SF	\$2,358,090	RHODES LIVING TRUST
38	306-042-15			23	MF	\$903,935	RHODES LIVING TRUST
38	306-042-13			247	MF	\$9,707,471	RHODES LIVING TRUST
38	306-042-08			34.5	CAC	\$11,680,125	RHODES LIVING TRUST

42	306-261-21	FM 13978	LOT 326	1.71	CLAC	\$171,854	GARY ANDERSON ET AL
43	306-020-39			6.93	INST	\$583,627	CORP OF P. BISHOP JESUS CHRIST LATTER DAY SAINTS
46	306-051-09	PM 6038	PAR D	32.94	ECTC	\$9,949,860	GONDOR INV. LLC C/O SEA BREEZE PROPERTIES LLC
48	306-250-15&16	FM 14044	LOTS 15 & 16	2	SF	\$112,290	ENVIRONMENTAL TRUST
50	306-041-30	FM 14238	LOT 238	1.72	CAC	\$582,313	EXXON MOBIL CORP
54	306-051-17	PM 18926	PAR 1	8	MF	\$314,412	TORREY HIGHLANDS RETAIL LLC

Improv No.	FBA Proj. No.	Facility	Location	Description	Responsible Party
Phase One: Expressway with Interchange--Improvements to be assured to the satisfaction of the City Engineer prior to any development in Torrey Highlands, not to exceed 20,000 ADT (9,500 Residential, 10,500 Retail/Commercial)					
1	T-1.1	SR-56	Black Mountain Road to Carmel Country Road	Extend SR-56 as a 4-lane facility.	Others
2	T-2.1	Camino Ruiz	Carmel Valley Road to SR-56	Construct 2 lanes of an ultimate 6 lane major road.	BMR(e)
4		Camino Ruiz	@ Carmel Valley	Construct Traffic Signal plus Intersection Improvements.	BMR(b)
5	T-3.1	Camino Ruiz	SR-56 to Carmel Mountain Road	Construct 2 lane street.	T.H.
6	T-4.1	Carmel Valley Road	Evergreen Nursery to Camino Ruiz	Construct 2 lane collector street.	BMR(e)/F.H.
7a	T-4.5	Carmel Valley Road	Evergreen Nursery to Del Mar Heights Road	Provide striping, signaling, and widening improvements as required by City Engineer.	BMR(b)
7b	T-4.2	Carmel Valley Road	Camino Ruiz to Black Mountain Road	Construct 2 lane major.	BMR(b)
8		Carmel Valley Road	@ Rancho Santa Fe Farms Road	Construct Traffic Signal.	BMR(b)
9		Del Mar Heights Road	Carmel Valley Road to Lansdale East	Provide striping, signaling, and widening improvements as required by City Engineer.	T.H. or BMR(b) if shifted
10		Del Mar Heights Road	Carmel Canyon to Lansdale (east)	Construct Roadway.	Others
11		Del Mar Heights Road	Lansdale (east) to Carmel Valley community line	Construct Roadway.	Others
12	T-7	Black Mountain Road	Existing terminus to Carmel Valley Road	Construct Roadway.	BMR(a)
17 ₄	T-6	Del Mar Heights Road	@ I-5	Construct West to NB I-5 right turn lane, or fund studies.	T.H.
19	T-1.3	Camino Ruiz	@ SR-56	Construct Interchange (1/2 of ultimate)	T.H.
22a	T-3.1	Camino Ruiz	Carmel Mountain Road to Dormouse	Construct 2 lane roadway	Others(c)

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Phase Two: In order to exceed 20,000 ADT (9,500 Residential, 10,500 Retail/Commercial), the following improvements need to be assured to the satisfaction of the City Engineer...					
21		I-5	@ SR-56	Dual Freeway.	Others(c)
Phase Three: In order to exceed 27,000 ADT (12,000 Residential, 15,000 Retail/Commercial), the following improvements need to be assured to the satisfaction of the City Engineer...					
18		Via de la Valle	San Andres to El Camino Real East	Improve to 4 lanes	Others(c)
19	T-1 3	Camino Ruiz	@ SR-56	Construct full Interchange	T.H.
22b	T-2 2	Camino Ruiz	Carmel Valley Road to SR-56	Provide ROW for 6 lane major and improve to 4 lanes	T.H (d)
25a	T-4 3	Carmel Valley Road	Camino Ruiz west to project boundary (e.g. on-site)	Improve to 4 lanes	T.H.
26		Ted Williams Parkway (SR-56)	@ I-15	East to north loop ramp, East to south right turn lane	Others(c)
27		I-15	@ Ted Williams Parkway	Add SB on-ramp lane	Others(c)
Phase Four: In order to exceed 35,000 ADT (17,000 Residential, 18,000 Retail/Commercial), the following improvements need to be assured to the satisfaction of the City Engineer...					
20		I-5	Carmel Valley Road	Construct NB Connectors	Others(c)
23	T-5 2	Carmel Mountain Road	Carmel Mountain Road to Camino Ruiz	Construct 2 lane bridge and roadway	T.H./ Others(c)
24		El Camino Real	Half Mile Drive to Via de la Valle	Improve to a 4 lane major street	Others(c)
25b	T-4 5	Carmel Valley Road/Del Mar Heights Road	Carmel Valley community line to Camino Ruiz	Improve to 4 lanes	T.H / Others(c)
28	T-1 2	SR-56	Black Mountain Road to one mile west of Camino Ruiz Interchange	Improve to 6 lanes	Others(c)
29	T-3 2	Camino Ruiz	SR-56 to Carmel Mountain Road	Improve to 4 lanes	T.H.

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Phase Five: In order to exceed 50,000 ADT, the following improvements need to be assured to the satisfaction of the City Engineer...					
23b	T-5.2	Carmel Mountain Road	Carmel Mountain Road to Camino Ruiz	Widen to a 4 lane major.	Others(c)
25c	T-4.4	Carmel Valley Road	Camino Ruiz to Black Mountain Road	Improve to 4 lanes.	T.H./ Others(c)
30		El Camino Real	@ Carmel Valley Road	Improve Intersections.	Others(c)
31		I-15	SR-56 to Escondido	HOV lane extension.	Others(c)
32		I-15	Carmel Mountain Road to Camino del Norte	NB and SB Truck Climbing lanes.	Others(c)
34	T-3.2	Camino Ruiz	Carmel Mountain Road to Dormouse	Improve to 4 lanes.	T.H./ Others(c)
Phase Six: In order to exceed 60,000 ADT, the following improvements need to be assured to the satisfaction of the City Engineer...					
35	T-2	SR-56	I-5 to I-15	Full Freeway.	Others(c)
37		Carmel Mountain Road	@ I-5	Construct Interchange.	Others(c)